

Arlene

IN THE MATTER OF : BEFORE
THE APPLICATION OF : COUNTY BOARD OF APPEALS
RANDALSTOWN ASSOCIATES :
FOR VARIANCE FROM :
SECTION 413.2f of the : OF
Baltimore County Zoning Regulations :
SW/S Liberty Road 180' : BALTIMORE COUNTY
NW of Brenbrook Drive :
2nd District : No. 82-99-A

: : : : :

SUPPLEMENTAL OPINION AND ORDER

Upon receipt of the letter dated July 30, 1982 of the Deputy People's Counsel, and upon further review of the record, the Board considers it appropriate to supplement and clarify its Opinion and Order of July 27, 1982. The record should reflect that an amended site plan, revision date May 4, 1982, was submitted at the June 23, 1982 hearing, following discussions between the Petitioner and People's Counsel with a view to resolving the matter. The revised plan replaces the proposed separate additional directory sign with the addition of the directory to the existing identification sign, resulting in the variance of 276 square feet instead of 150 square feet for a single sign. The Petitioner also agreed to delete two signs proposed on Brenbrook Road, across from the D.R. 16 zoning. These last two are the signs which the Zoning Commissioner had refused to approve.

ORDER

For the reasons set forth in the Opinion of this Board July 27, 1982, as supplemented and clarified by the reasons set forth in the foregoing Opinion, it is this 26th day of August, 1982, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated December 31, 1981, be modified, and, as modified, affirmed, and it is

FURTHER ORDERED that the variance petitioned for to permit a total area of 276 square feet in lieu of the required 150 square feet on the identification

RANDALSTOWN ASSOCIATES - #82-99-A

2.

sign on the property be and the same is hereby GRANTED, and it is

FURTHER ORDERED that the variance is conditioned upon compliance with the provisions of the revised site plan dated May 4, 1982 entered in the record.

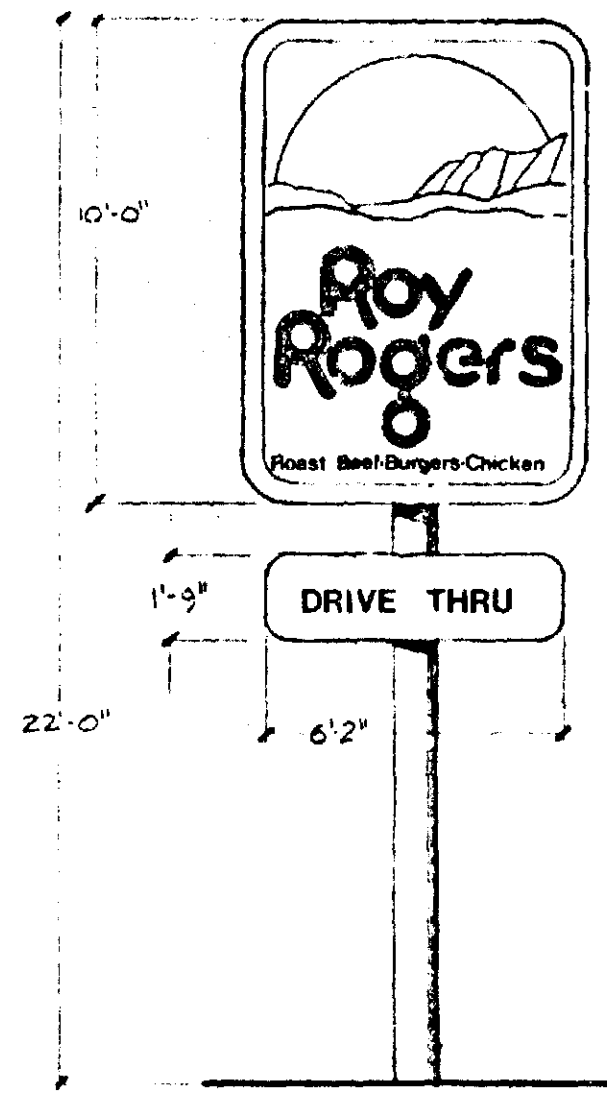
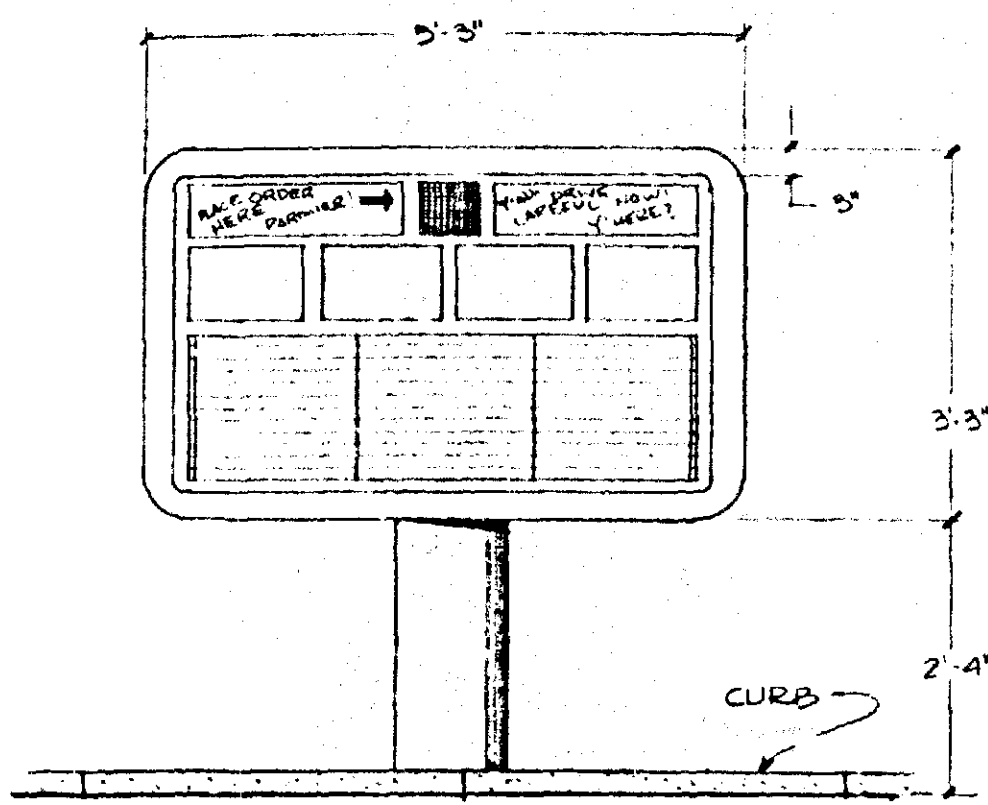
Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

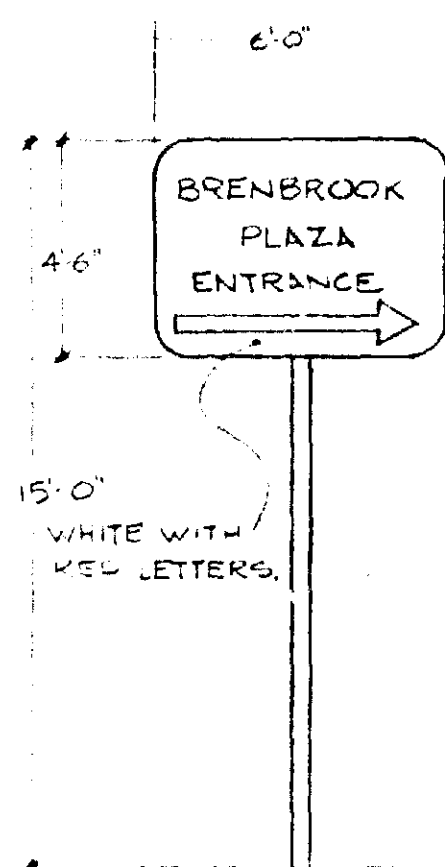
LeRoy B. Spurrier
LeRoy B. Spurrier



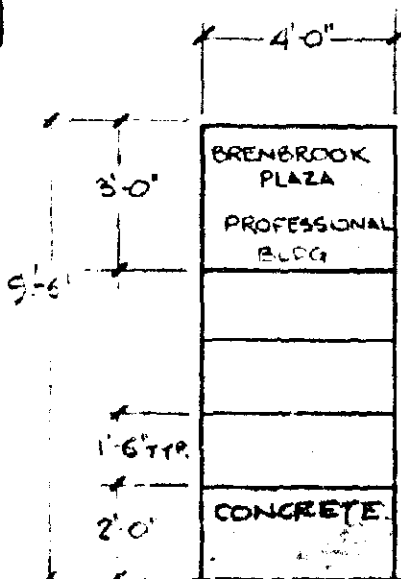
'ROY ROGERS' MENU BOARD
SCALE: 3/4" = 1'-0"
SQUARE FOOTAGE: 17 SQ. FT.

'ROY ROGERS' PYLON SIGN
SCALE: 1/4" = 1'-0"
SQUARE FOOTAGE: 81 SQ. FT.

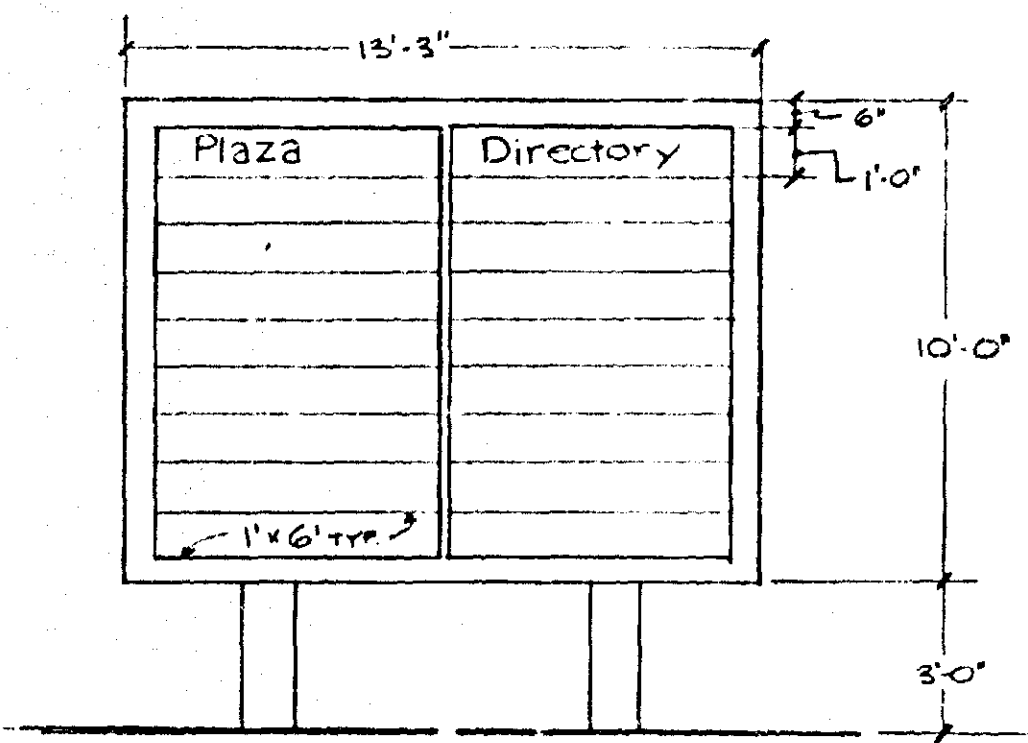
BRENBROOK PLAZA & Kmart PYLON SIGN
SQUARE FOOTAGE: 144 SQ. FT.
SCALE: 3/8" = 1'-0"



SCALE: 1/4" = 1'-0"
SQ. FT. = 27 S.F.

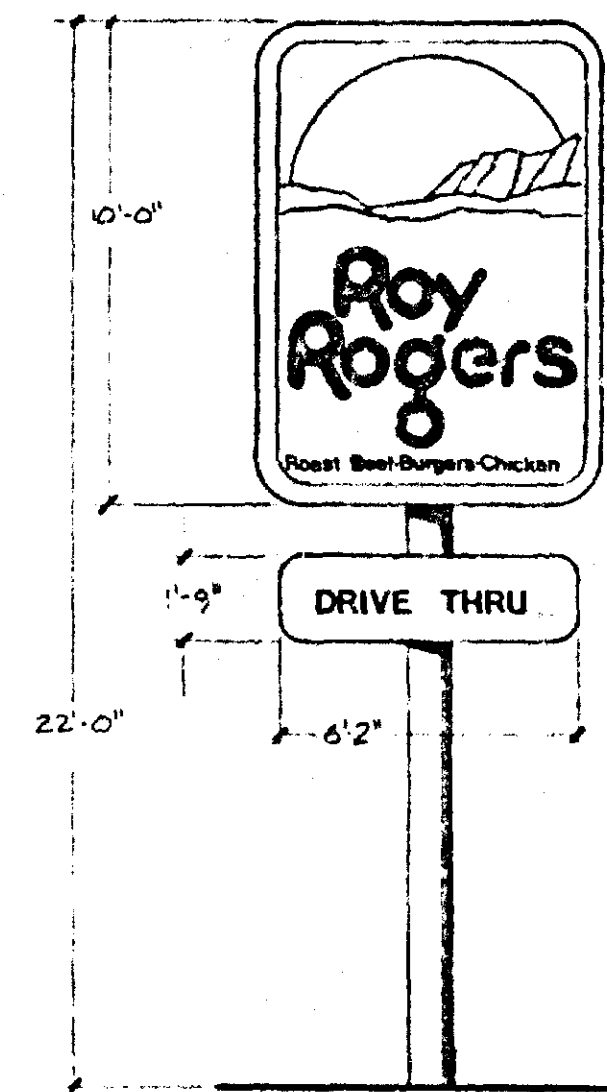
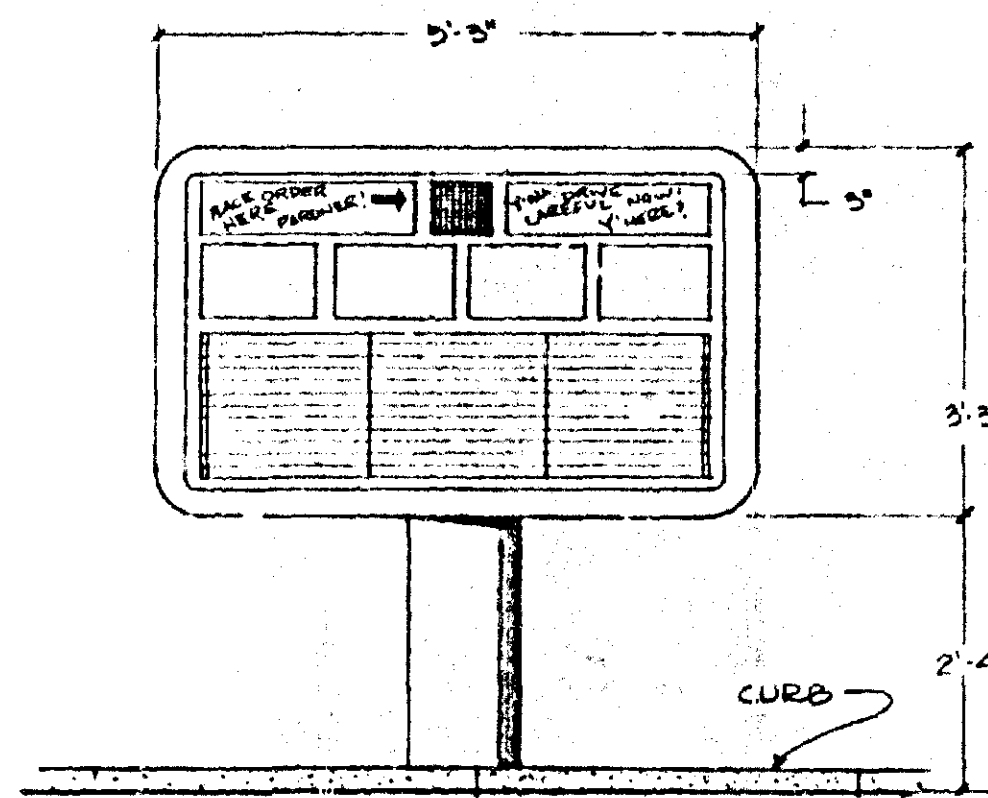
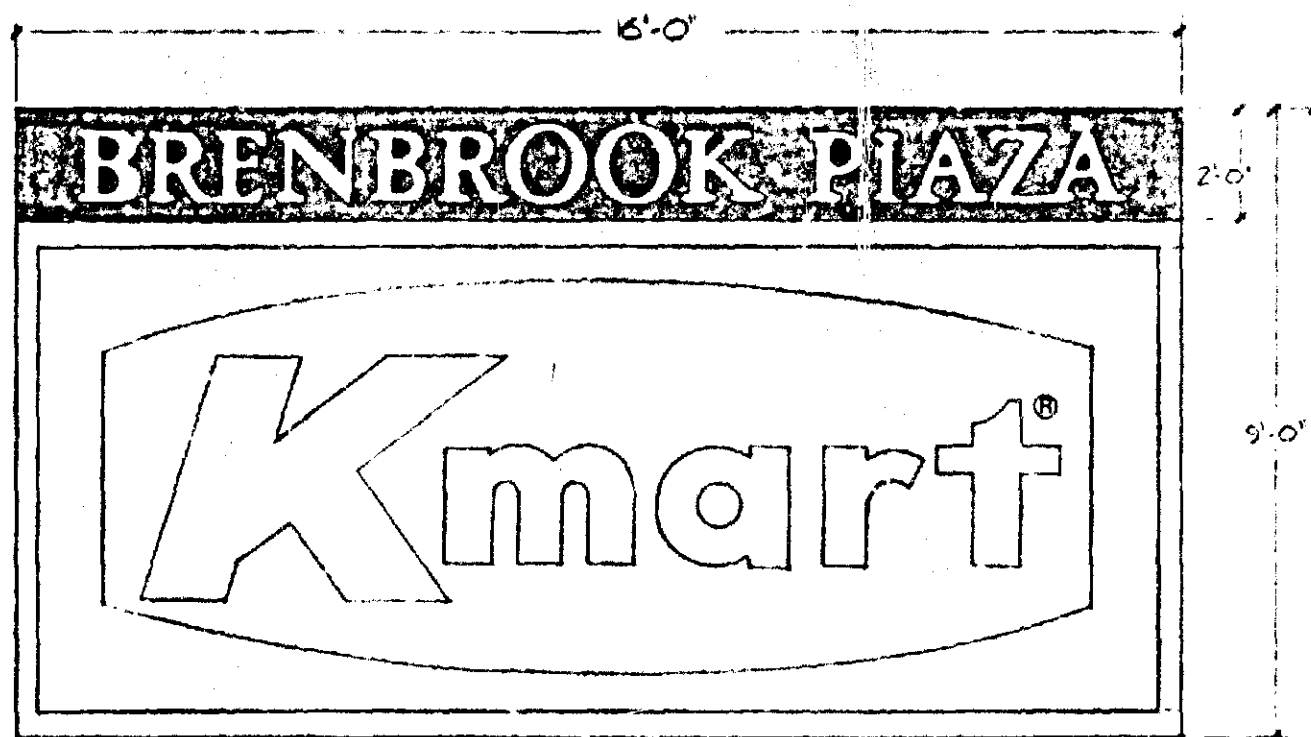
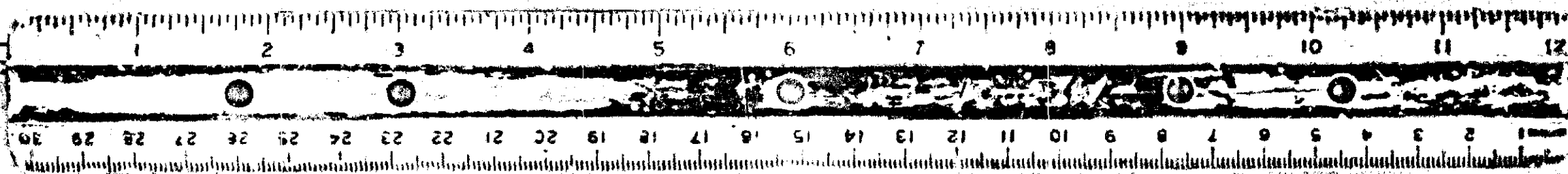


SCALE: 1/4" = 1'-0"
SQ. FT. = 30 S.F.



SCALE: 1/4" = 1'-0"
SQ. FT. = 132 S.F.

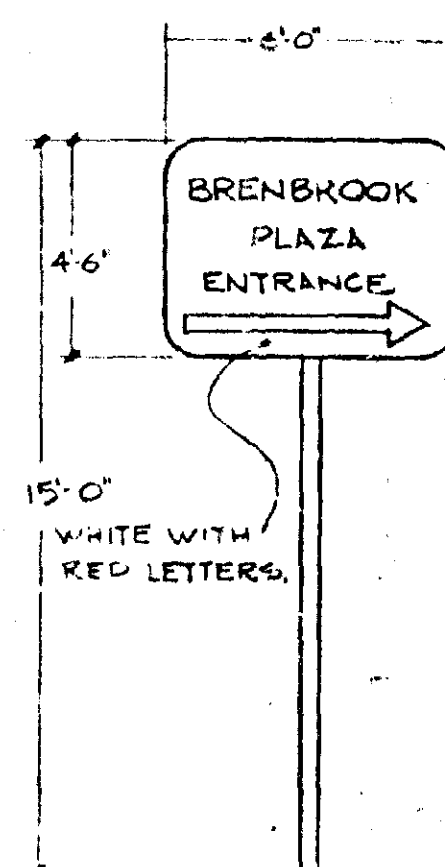
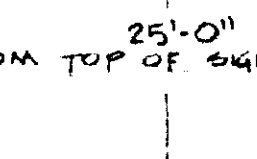
DELETED 'CINEMA' SIGN/ADDED DIRECTORY	3-4-81
ADDED 'CINEMA' SIGN-DETAIL	1-8-81
REVISION	DATE
EAST BAY DEVELOPMENT CORP. 5 MIDDLESEX AVENUE SOMERVILLE, MASSACHUSETTS 02143	
SIGN DETAILS BRENBROOK PLAZA Randallstown, Maryland	
DRAWN BY: ENK	DATE: 1-29-80



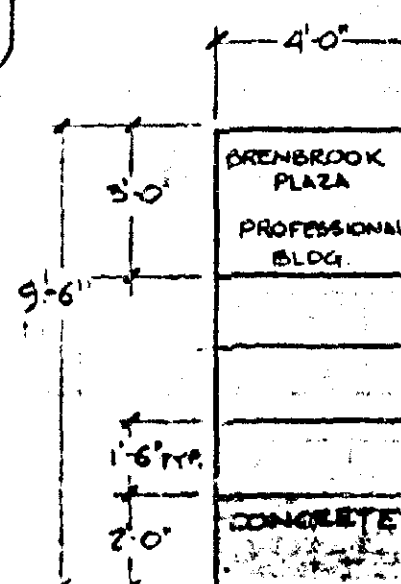
'ROY ROGERS' MENU BOARD
SCALE: 3/4" = 1'-0"
SQUARE FOOTAGE: 17 SQ. FT.

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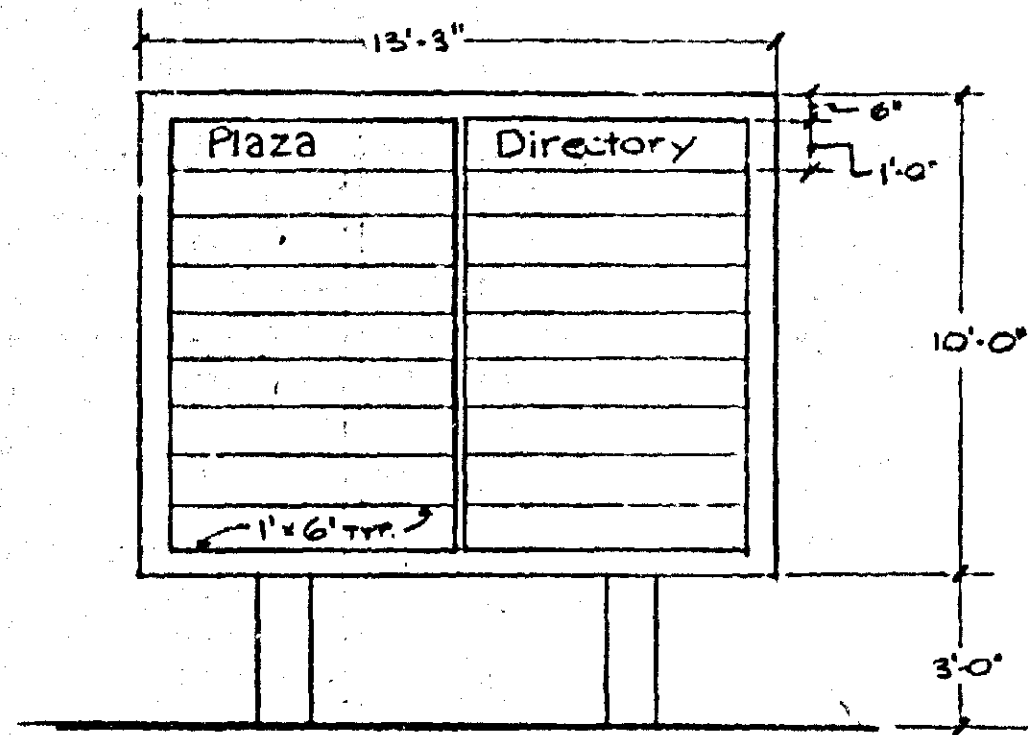
BRENBROOK PLAZA & Kmart PYLON SIGN
SQUARE FOOTAGE: 144 SQ. FT.
SCALE: 3/8" = 1'-0"



SCALE: 1/4" = 1'-0"
SQ. FT. = 27 S.F.



SCALE: 1/4" = 1'-0"
SQ. FT. = 30 S.F.



SCALE: 1/4" = 1'-0"
SQ. FT. = 132 S.F.

DELETED 'CINEMA' SIGN/ADDED DIRECTORY	3-4-81
ADDED 'CINEMA' SIGN-DETAIL	1-8-81
REVISION	DATE
EAST BAY DEVELOPMENT CORP. 5 MIDDLESEX AVENUE SOMERVILLE, MASSACHUSETTS 02143	
SIGN DETAILS BRENBROOK PLAZA Randallstown, Maryland	
DRAWN BY: ENK	DATE: 1-29-80

27 82-99-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.f - To permit four free standing signs in lieu of the permitted 3 signs with a total square footage of 257 sq. ft. in lieu of the permitted 100 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Building signs erected on the front of the Retail Stores facing S.E. can not be seen by traffic heading S.E. on Liberty Rd., and would be hardly visible heading N.E. on Liberty Rd., the site is allowed one more "free standing" sign on Liberty Rd., but the Roy Rogers sign and Menu Board have taken 98 sq. ft. of the 100 sq. ft. allowed under the ordinance. A Directory type sign erected on Liberty Rd. is the only solution to properly identify these Retail Stores. The Plaza direction sign requires a variance because the Professional Building sign is being considered the site I.D. sign on Brenbrook Drive. The Professional Build. sign does not require a variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Brenbrook Plaza
(Type or Print Name)

Signature
Liberty Rd.
Address
Randallstown, Md.
City and State

Signature for Petitioner:
(Type or Print Name)

Address
Five Middlesex Avenue
617-628-8600
Phone No.

City and State
Sommerville, Mass.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John Cromarty
203-388-2731
Name
P.O. Box 422 Old Saybrook, Ct. 06475
Address
Phone No.

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of October, 1981, at 9:30 o'clock A.M.

RESCHEDULED TO November 17, 1981 at 10:15 A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Liberty Rd., 180' :
NW of Brenbrook Dr., 2nd District : OF BALTIMORE COUNTY

RANDALSTOWN ASSOCIATES, : Case No. 82-99-A
Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of September, 1981, a copy of the foregoing Order was mailed to John Cromarty, P. O. Box 422, Old Saybrook, Connecticut, 06475, Petitioner's representative; and Brenbrook Plaza, Liberty Road, Randallstown, Maryland 21133, Contract Purchaser.

John W. Hession, III
John W. Hession, III

IN THE MATTER OF : BEFORE
THE APPLICATION OF :
RANDALSTOWN ASSOCIATES : COUNTY BOARD OF APPEALS
FOR VARIANCE FROM :
SECTION 413.2f of the : OF
Baltimore County Zoning Regulations : BALTIMORE COUNTY
SW/S Liberty Road 180' :
NW of Brenbrook Drive : No. 82-99-A
2nd District :

SUPPLEMENTAL OPINION AND ORDER

Upon receipt of the letter dated July 30, 1982 of the Deputy People's Counsel, and upon further review of the record, the Board considers it appropriate to supplement and clarify its Opinion and Order of July 27, 1982. The record should reflect that an amended site plan, revision date May 4, 1982, was submitted at the June 23, 1982 hearing, following discussions between the Petitioner and People's Counsel with a view to resolving the matter. The revised plan replaces the proposed separate additional directory sign with the addition of the directory to the existing identification sign, resulting in the variance of 276 square feet instead of 150 square feet for a single sign. The Petitioner also agreed to delete two signs proposed on Brenbrook Road, across from the D.R. 16 zoning. These last two are the signs which the Zoning Commissioner had refused to approve.

ORDER

For the reasons set forth in the Opinion of this Board July 27, 1982, as supplemented and clarified by the reasons set forth in the foregoing Opinion, it is this 26th day of August, 1982, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated December 31, 1981, be modified, and, as modified, affirmed, and it is

FURTHER ORDERED that the variance petitioned for to permit a total area of 276 square feet in lieu of the required 150 square feet on the identification

RANDALSTOWN ASSOCIATES - #82-99-A

sign on the property be and the same is hereby GRANTED, and it is
FURTHER ORDERED that the variance is conditioned upon compliance with the provisions of the revised site plan dated May 4, 1982 entered in the record. Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

LeRoy B. Spurrier
LeRoy B. Spurrier

IN THE MATTER OF : BEFORE
THE APPLICATION OF :
RANDALSTOWN ASSOCIATES : COUNTY BOARD OF APPEALS
FOR VARIANCE FROM :
SECTION 413.2f of the : OF
Baltimore County Zoning Regulations : BALTIMORE COUNTY
SW/S Liberty Road 180' :
NW of Brenbrook Drive : No. 82-99-A
2nd District :

OPINION

The case before the Board is a request for a variance from Section 413.2.f of the Baltimore County Zoning Regulations to permit a total gross area of a shopping center identification sign of 276 square feet instead of the required 150 square feet. Under regulation 413.2.f, Petitioner's have the right to place what is considered another "business sign" on the property as long as the total area does not exceed 100 square feet when totaled with two other business signs presently on the property. The subject property is located on the southwest side of Liberty Road 180 feet northwest of Brenbrook Drive, in the Second Election District of Baltimore County.

The Board is of the opinion that a more rational approach is to include the area requested as additional space to the identification sign and thus, the variance should be to Section 413.2.e. The Board is convinced that the proposed content of the sign is in the form of a directory sign and thus it qualifies under the requirements of Section 413.2.e. The requested variance is in strict harmony with the spirit and intent of the sign regulations, and to require strict compliance would result in practical difficulty and/or unreasonable hardship to the Petitioner. The Board is of the opinion that the granting of the requested variance will not create substantial injury to the public health, safety and general welfare, and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 27th day of July, 1982, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated December 31, 1981, be affirmed, and it is

RANDALSTOWN ASSOCIATES - #82-99-A

FURTHER ORDERED that the variance petitioned for to permit a total area of 276 square feet in lieu of the required 150 square feet on the identification sign on the property be and the same is hereby GRANTED.
Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

LeRoy B. Spurrier
LeRoy B. Spurrier

RE: PETITION FOR VARIANCES : BEFORE THE
SW/S of Liberty Road, 180' NW of : ZONING COMMISSIONER
Brenbrook Drive - 2nd Election :
District :
Randallstown Associates - Petitioner: OF
NO. 82-99-A (Item No. 27) : BALTIMORE COUNTY

The herein petitioner seeks to secure variances to permit four free-standing signs in lieu of the permitted three signs and a total square footage for all such signs of 257 square feet in lieu of the permitted 100 square feet under Section 413.2.f of the Baltimore County Zoning Regulations.

Testimony in behalf of the petitioner disclosed that Brenbrook Plaza presently has a Roy Rogers pylon sign (81 square feet) located at the west side of the entrance to the Roy Rogers restaurant and a menu board (17 square feet) located to the rear of the restaurant improvement, a shopping center identification sign (144 square feet) located southeast of the Roy Rogers sign on Liberty Road, and a directional sign (30 square feet) for the professional building on Brenbrook Drive. The petitioner proposes to erect a directory sign (132 square feet) southeast of the shopping center identification sign on Liberty Road and a sign (27 square feet) indicating the entrance to the shopping center on Brenbrook Drive.

The petitioner argued that the proposed directory sign is critical to those businesses contained within the center which have no other means of notification of their existence or location and that to comply with the square footage limitation of 100 square feet would create practical difficulty and unreasonable hardship for these businesses, particularly in view of the Roy Rogers menu board being considered a business sign. He also argued that the sign proposed to be erected on Brenbrook Drive is included as a business sign for which the variance is needed.

Although relief from Section 413.2.f of the zoning regulations is requested, Section 413.2.e must also be considered. This section clearly indicates that an identification sign for a shopping center, not exceeding 150 square

feet, may be located on one or more streets where the center has access to those streets upon which the identification sign is proposed to be erected. This, however, is qualified by each street being recognized as a thoroughfare, no sign being located within 100 feet of any existing principal building or adjoining residential premises on the same side of the street, and the land on the opposite side of the thoroughfare being zoned commercial from the corner to a point opposite any portion of the sign.

The impact of this section upon the petitioner's desire to secure variances to the number of business signs and the square footage permitted (Section 413.2.f) is devastating because both signs are identification signs not "other business" signs and Section 413.2.e does not permit such signs. The land on the opposite side of Brenbrook Drive where the signs are to be located is shown as being zoned D.R.16 on the site plan prepared by East Bay Development Corporation, revised February 11, 1981, and marked Petitioner's Exhibit 1. Therefore, 57 square feet of the total for which a variance is sought is not available for granting. However, the proposed directory sign falls within the total number of signs permitted when added to the existing Roy Rogers signs, but its size exceeds the total square footage permitted by 130 square feet.

Section 307 of the zoning regulations gives the Zoning Commissioner the power to grant variances from the sign regulations when strict compliance would result in practical difficulty or unreasonable hardship, but only if the variance granted is in strict harmony with the spirit and intent of the sign regulations and then only in a manner to grant relief without substantial injury to the public health, safety, and general welfare. While it is obvious that the spirit and intent of the sign regulations is to restrict the proliferation of signs on a single site, it is also true that signs serve a public purpose by providing the traveling public with a visible indication of a business' location. Thus, the sign regulations attempt to establish an acceptable balance between the two purposes by limiting the number of signs and the aggregate square footage thereof.

Testimony established a basis for argument in that strict application of the regulations would result in practical difficulty and unreasonable hardship to the shopping center's tenants by denying them the right to indicate their presence within the center.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of December, 1981, that a variance to permit a total square footage of 230 square feet in lieu of the permitted 100 square feet for a directory sign containing 132 square feet to be erected on Liberty Road, in accordance with Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Remove the existing identification sign (30 square feet) located on Brenbrook Drive.
2. Delete the existing and proposed identification signs shown on Brenbrook Drive from the site plan.
3. Secure a permit for the erection of the directory sign on Liberty Road.
4. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

It is FURTHER ORDERED that a variance to permit four free-standing signs in lieu of the permitted three signs for the proposed identification sign containing 27 square feet to be erected on Brenbrook Drive be and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCES :
SW/S of Liberty Rd., 180' NW of :
Brenbrook Drive - 2nd Election :
District :
ZONING COMMISSIONER
C/F
RANDALSTOWN ASSOCIATES, :
Petitioner :
BALTIMORE COUNTY
No. 82-99-A (Item No. 27) :

ORDER FOR APPEAL

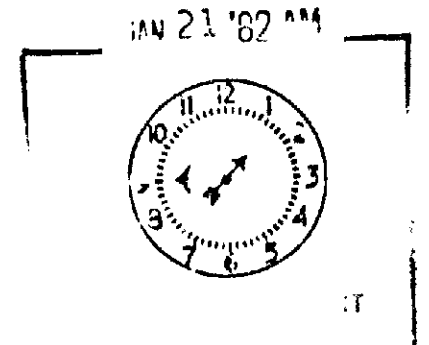
Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of December 31, 1981, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Md. 21204
494-2188

I HEREBY CERTIFY that on this 21st day of January, 1982, a copy of the foregoing Order for Appeal was mailed to Mr. John Cromarty, P. O. Box 422, Old Saybrook, Connecticut, 06475.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. John Cromarty
P.O. Box 422
Old Saybrook, Ct. 06475

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 27
Petitioner - Randalstown Associates
Variance Petition

Dear Mr. Cromarty:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

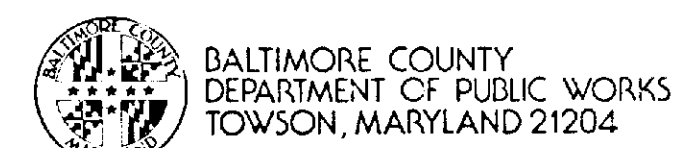
Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: East Bay Development Corp.
5 Middlesex Avenue
Somerville, Mass. 02143



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
September 1, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #27 (1981-1982)
Property Owner: Randallstown Associates
S/W corner Liberty Rd. and Brenbrook Dr.
Acres: 257 sq. ft. District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 27901, executed in conjunction with the development of K-Mart at Brenbrook (Building Permit 1343-78), Project 8244.

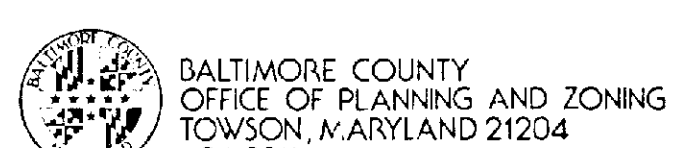
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 27 (1981-1982).

Very truly yours,
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

P-SW Key Sheet
24 & 25 NW 33 Pos. Sheets
NW 7 I Topo
77 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR
September 15, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item #27, Zoning Advisory Committee Meeting, August 11, 1981, are as follows:
Property Owner: Randallstown Associates
Location: SW/corner Liberty Road and Brenbrook Drive
Acres: 257 sq. ft.
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

August 24, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-11-81
ITEM: #27
Property Owner: Randallstown Associates
Location: S/W corner Liberty Rd. (Route 26) Brenbrook Drive
Existing Zoning: BL
Proposed Zoning: Variance to permit four (4) free standing signs with a total sq. ft. of 257 sq. ft. in lieu of the required 100 sq. ft. and to allow four (4) free standing signs in lieu of the required three (3).
Acres: 257 sq. ft.
District: 2nd

Dear Mr. Hammond:

On review of the plan and field inspection, the State Highway Administration is generally acceptable to the location of the proposed directory sign outside the State R/W.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
George Wittman
By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 12, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Ghulan Sarvar
- Item #247 - Betty Lee Dulany, et al
- Item # 10 - Fung Kun Lun, et al
- Item # 11 - Baltimore and Ohio Railroad Company
- Item # 14 - Lewis Investment Company
- Item # 15 - North View Associates
- Item # 16 - Transportation Displays, Inc.
- Item # 17 - Gale and Helen Nelson
- Item # 18 - William and Kathryn Koenig
- Item # 19 - East Bay Development Corp.
- Item # 21 - Karen Daniels, et al
- Item # 22 - Wesley R. and Cecilia M. Daub
- Item # 23 - Demetris Demetris
- Item # 24 - Bertha Linnen
- Item # 26 - Robert H. and Pearl A. Bouse, Jr.
- Item # 27 - Randallstown Associates
- Item # 28 - Arundel Lumber Company, Inc.
- Item # 29 - Pulaski Industrial Park, Assoc
- Item # 30 - Samuel L. and Margaret B. Brown
- Item # 32 - Charles J. and Eva Lee Fischer, Jr.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Randallstown Associates

Location: SW/Corner Liberty Road and Brenbrook Drive

Item No.: 27 Zoning Agenda: Meeting of August 11, 1981.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McGonigle* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 19, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee
Meeting of August 11, 1981

ITEM NO. 24	See Comments
ITEM NO. 25	See Comments
ITEM NO. 26	Standard Comment
ITEM NO. 27	Standard Comment
ITEM NO. 28	No Comment
ITEM NO. 29	Standard Comment
ITEM NO. 30	See Comment
ITEM NO. 31	See Comment
ITEM NO. 32	See Comment

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 5, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 11, 1981

RE: Item No: 24, 25, 26, 27, 28, 29, 30, 31, 32
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable: KIDDECOR
Telex: 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5222

Direct Dial Number

DESCRIPTION

14.2648 ACRE PARCEL, SOUTHWEST SIDE OF LIBERTY ROAD, AT BRENBROOK DRIVE, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southwest side of Liberty Road, 80 feet wide, at the beginning of the land described in the deed from Ralph E. Deitz, Executor to Nathan Scherr and Nathan Metz, dated July 1, 1970 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5106, page 406, said point being at the northwest corner of Lot 1 as shown on the "Plat of Burningwood Realty Co. Property", dated June 23, 1970 and recorded among said Land Records in Plat Book O.T.G. 34, page 51, running thence binding on the northwest and southwest outlines of said Lot 1, and also binding reversely on the 11th or last line and reversely on part of the 10th line of said first mentioned land, two courses: (1) S 32° 11' 30" W 557.72 feet to a granite monument and (2) S 57° 09' 27" E 203.35 feet to a point on the northwest side of Brenbrook Drive, 70 feet wide, as shown on said plat and as shown on the "Plat of Brenbrook Apartments" recorded among said Land Records in Plat Book O.T.G. 35, page 65, thence binding on said northwest side of Brenbrook Drive, two courses: (3) S 25° 34' 46" W 8.92 feet, and (4) southwesterly, by a curve to the right with a radius of 1965.00 feet, the distance of 890.93 feet, the chord of said arc being S 38° 34' 06" W 883.32 feet to a point on the fourth line of said land conveyed to Nathan Scherr and Nathan Metz,

old doc

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

2.

thence binding reversely on a part of said fourth line and continuing to bind reversely on the third and second lines of said last mentioned land, three courses: (5) N 43° 38' 24" W 513.34 feet to a 1/2 inch pipe, (6) N 37° 30' 10" E 1036.61 feet, and (7) N 26° 37' 10" E 253.42 feet to a point on the southwest side of said Liberty Road, thence binding thereon two courses: (A) southeasterly, by a curve to the right with a radius of 22878.31 feet, the distance of 103.56 feet, the chord of said arc being S 64° 33' 01" E 103.56 feet, and (9) S 64° 25' 14" E 213.69 feet to the place of beginning.

Containing 14.2648 acres of land.

RWB:mps

J.O. 1-70060

April 15, 1974

Ronald J. Birge

Mr. John Cromarty
P. O. Box 422
Old Saybrook, Connecticut 06475

September 14, 1981

NOTICE OF HEARING

RE: Petition for Variance
SW/4 Liberty Rd., 180' NW of Brenbrook Drive
Randallstown Associates - Petitioner
Case #82-99-A

TIME: 9:30 A.M.

DATE: Tuesday, October 13, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Randallstown Associates
James T. Chadwick - General Partner
Five Fiddlesex Avenue
Sommerville, Massachusetts



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 7, 1981

John Cromarty
P. O. Box 422
Old Saybrook, CT 06475

RE: Petition for Variance
SW/4 Liberty Rd., 180' NW of Brenbrook Dr.
Randallstown Associates - Petitioner
Case #82-99-A

Dear Mr. Cromarty:

This is to advise you that \$69.95 + 69.57 = \$139.52 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

69.95 + 69.57 = 139.52

December 31, 1981

Mr. James T. Chadwick
Randallstown Associates
5 Middlesex Avenue
Sommerville, Massachusetts 02143

RE: Petition for Variance
SW/4 of Liberty Road, 180' NW of
Brenbrook Drive - 2nd Election
District
Randallstown Associates - Petitioner
NO. 82-99-A (Item No. 27)

Dear Mr. Chadwick:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:slr

Attachments

cc: Mr. John Cromarty
P.O. Box 422
Old Saybrook, Connecticut 06475

John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. John Cromarty
P. O. Box 422
Old Saybrook, CT 06475

RE: Petition for Variances
SW/s Liberty Road, 180' NW of Brenbrook Dr.
Randalstown Associates - Petitioner
Case #82-99-A Item #27 District 2

Dear Mr. Cromarty:

Please be advised that an Appeal has been filed by John W. Hessian, III, People's Counsel for Baltimore County, from my decision in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of appeals.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH:klr

cc: Mr. James T. Chadwick
Randalstown Associates
5 Middlesex Avenue
Sommerville, Massachusetts 02143

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
July 27, 1982

John W. Hessian, III, Esquire
People's Counsel for Baltimore County
Room 223 Courthouse
Towson, Maryland 21204

Re: Case No. 82-99-A
Randalstown Associates

Dear Mr. Hessian:

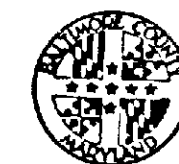
Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. John Cromarty
Mr. James T. Chadwick
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

July 30, 1982

The Honorable
William T. Hackett, Chairman
Baltimore County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: RANDALSTOWN ASSOCIATES, Petitioner
Zoning Case No. 82-99-A

Dear Chairman Hackett:

Upon review of the Order dated July 27, 1982 in the above-entitled case, we respectfully suggest that it be clarified to indicate:

1. That an amended site plan, revision date May 4, 1982, was submitted at the hearing June 23, 1982, and that the Petitioner must conform to that site plan.

2. The Opinion should make clear the difference between the original site plan and the amended site plan. Instead of the proposed separate directory sign variances, the Petitioner agreed, and the People's Counsel did not oppose, adding the directory to the existing identification sign, resulting in the variance of 276' instead of 150' for a single sign. The Petitioner also agreed to delete two signs proposed on Brenbrook Drive, across from the D.R. 16 zoning. These are the signs which the Zoning Commissioner had refused to approve.

As we read the existing Order, the restriction of the revised site plan is not apparent, nor is the deletion of the two above-referenced signs on Brenbrook Drive. We are requesting, therefore, that the Board prepare an Amended Order to reflect fully the nature of the proceedings.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: John Cromarty
PMZ:sh

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
August 26, 1982

John W. Hessian, III, Esquire
People's Counsel for Baltimore County
Room 223 Courthouse
Towson, Maryland 21204

Re: Case No. 82-99-A
Randalstown Associates

Dear Mr. Hessian:

Enclosed herewith is a copy of the Supplemental Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. John Cromarty
Mr. James T. Chadwick
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: September 23, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-99-A Item 27

Petition for Variance
Southwest side of Liberty Road, 180' Northwest of Brenbrook Drive
Petitioner- Randalstown Associates

Second District

HEARING: Tuesday, October 13, 1981 (9:30 A.M.)

This office is opposed to the granting of the subject request. If granted, this variance will exceed the allowable requirements by 157 square feet and add one additional sign more than is permitted as of right. Also, this proposal is not in conformance with the adopted Liberty Action Plan. In describing this revitalization area, the plan states, in part, that signs along Liberty Road are in general grossly oversized, and that the commercial signage problem continues to be a serious intrusion into the environment".

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3650

STEPHEN E. COLLINS
DIRECTOR

September 18, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

RE: Zoning Advisory Committee Meeting of August 11, 1981

The Department of Traffic Engineering has no comment for items number 25, 26, 27, 28, 29, 30, 31 and 32.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/r1j

DESCRIPTION

14.2648 ACRE PARCEL, SOUTHWEST SIDE OF LIBERTY ROAD, AT BRENBROOK DRIVE, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southwest side of Liberty Road, approximately 180' northwest of the center line of Brenbrook Drive and running: (1) S 32° 11' 30" W 557.72 feet, and (2) S 57° 09' 27" E 208.35 feet, and (3) S 25° 34' 46" W 8.92 feet, and (4) southwesterly, by a curve to the right with a radius of 1965.00 feet, the distance of 890.93 feet, the chord of said arc being S 38° 34' 06" W 883.32 feet, and (5) N 43° 38' 24" W 513.34 feet, and (6) N 37° 30' 10" E 1036.61 feet, and (7) N 26° 37' 10" E 253.42 feet to a point on the southwest side of said Liberty Road, thence binding 320± feet to the place of beginning.

Containing 14.2648 acres of land.

Dated 7-27-81

PETITION FOR VARIANCE

2nd DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest side of Liberty Road, 180' Northwest of Brenbrook Drive
DATE & TIME: Tuesday, October 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit four free standing signs in lieu of the permitted 3 signs with a total square footage of 257 sq. ft. in lieu of the permitted 100 sq. ft.

The Zoning Regulation to be excepted as follows:

Section 413.2 f - minimum number and square footage of signs permitted in a business zone.

All that parcel of land in the Second District of Baltimore County

Being the property of Randalstown Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 13, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

William E. Hammond
11/17/81

Mr. John Cromarty
P. O. Box 422
Old Saybrook, CT 06475

October 19, 1981

NOTICE OF HEARING

RE: Petition for Variance
SW/s Liberty Rd., 180' NW of Brenbrook Dr.
Randalstown Associates - Petitioner
Case #82-99-A Item #27

TIME: 10:15 A.M.

DATE: Tuesday, November 17, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mr. James T. Chadwick
General Partner
Randalstown Associates
Five Middlesex Avenue
Sommerville, Massachusetts

ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

PC-A 3326

Fikesville, Md., November 19, 1981

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Fikesville, Baltimore
County, Maryland before the 17th day of
November 19 81

the first publication appearing on the
20th day of October 19 81.
the second publication appearing on the
day of 19
the third publication appearing on the
day of 19

THE NORTHWEST STAR

Phyllis Goldner
Manager

Cost of Advertisement \$30.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3353

WE AME HAMMOND
ZONING COMMISSIONER

November 12, 1981

Mr. John Cromarty
P. O. Box 422
Old Saybrook, CT 06475

RE: Petition for Variance
SW/s Liberty Rd., 180' NW of Brenbrook Dr.
Randalstown Associates - Petitioner
Case #82-99-A

Dear Mr. Cromarty:

This is to advise you that \$62.55 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to
Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204
before the hearing

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

NOTE:
1st billing of posting and advertising \$69.95
2nd billing of posting and advertising \$69.55
\$139.50 TOTAL DUE

PETITION FOR VARIANCE

2nd DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest side of Liberty Road, 180' Northwest of
Brenbrook Drive
DATE & TIME: Tuesday, November 17, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit four free standing signs in
lieu of the permitted 3 signs with a total square footage of
257 sq. ft. in lieu of the permitted 100 sq. ft.

The Zoning Regulation to be excepted as follows:

Section 413.2f - minimum number of square footage of signs permitted in a business
Zone.

All that parcel of land in the Second District of Baltimore County

Being the property of Randalstown Associates, as shown on plat plan filed with the
Zoning Department

Hearing Date: Tuesday, November 17, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION

14.2648 ACRE PARCEL, SOUTHWEST SIDE OF LIBERTY ROAD, AT BRENBROOK
DRIVE, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southwest side of
Liberty Road, approximately 180' northwest of the center line of
Brenbrook Drive and running: (1) S 32° 11' 30" W 557.72 feet,
and (2) S 57° 09' 27" E 208.35 feet, and (3) S 25° 34' 46" W
8.92 feet, and (4) southwesterly, by a curve to the right with a
radius of 1965.00 feet, the distance of 890.93 feet, the chord
of said arc being S 38° 34' 06" W 883.32 feet, and (5) N 43°
38' 24" W 513.34 feet, and (6) N 37° 30' 10" E 1036.61 feet, and
(7) N 26° 37' 10" E 253.42 feet to a point on the southwest side
of said Liberty Road, thence binding 320' feet to the place of
beginning.

Containing 14.2648 acres of land.

Dated 7-27-81

REVIEWED PLANS
#27

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 10-27-81
Posted for: VARIANCE
Petitioner: RANDALSTOWN ASSOCIATES
Location of property: SW/s LIBERTY ROAD 180' NW of
BRENBROOK DRIVE
Location of Signs: 1 Sign SW/s of Liberty Rd. approx 280' NW of
BRENBROOK DRIVE. 2 Sign NW/s of Brenbrook Dr. approx 725' South of
Liberty Rd.
Remarks:
Posted by: S.J. Quate Signature Date of return: 11-26-81
Number of Signs: 2

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		2nd Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: S.J. Quate	Revised Plans: Change in outline or description									
Previous case: 71-1612	Map #									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 10-27-81
Posted for: VARIANCE
Petitioner: RANDALSTOWN ASSOCIATES
Location of property: SW/s LIBERTY ROAD 180' NW of BRENBROOK
DRIVE
Location of Signs: 1 Sign SW/s of Liberty Rd. approx 280' NW of
BRENBROOK DRIVE. 2 Sign NW/s of Brenbrook Dr. approx 725' South of
Liberty Rd.
Remarks:
Posted by: S.J. Quate Signature Date of return: 11-26-81
Number of Signs: 2

Mr. John Cromarty
P.O. Box 422
Old Saybrook, Ct. 06475

Rest Day Development Corp.
5 Middlesex Avenue
Sommerville, Mass. 02143

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day
of November 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Randalstown Associates

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 11-15-82
Posted for: Appeal
Petitioner: Randalstown Associates
Location of property: SW/s Liberty Rd 180' NW of Brenbrook Drive
Location of Signs: 1 Sign SW/s of Liberty Rd. approx 280' NW of
BRENBROOK DRIVE. 2 Sign NW/s of Brenbrook Dr. approx 725' South of
Liberty Rd.
Remarks:
Posted by: S.J. Quate Signature Date of return: 11-26-82
Number of Signs: 2

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 28 day of July, 1982.

Filing Fee \$ 25.00

Received: Check
Cash
Other

WILLIAM E. HAMMOND, Zoning Commissioner

Petitioner: Randalstown Associates

Petitioner's Attorney

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

PETITION FOR VARIANCE
2nd DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest side of Liberty Road, 180' Northwest of Breunbrook Drive
DATE & TIME: Tuesday, November 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit four free standing signs in lieu of the permitted 3 signs with a total square footage of 257 sq. ft. in lieu of the permitted 100 sq. ft.

The Zoning Regulation to be excepted as follows:

Section 412.21 - minimum number and square footage of signs permitted in a business zone.

All that parcel of land in the Second District of Baltimore County Beginning for the same at a point on the southwest side of Liberty Road, and running: (1) S 27° 17' 30" W 80.72 feet, and (2) S 27° 09' 27" W 8.32 feet, and (3) S 25° 34' 46" by a curve to the right with a radius of 180.00 feet, the distance of 180.00 feet, the chord of said arc being S 35° 34' 30" W 51.34 feet, and (4) S 27° 37' 10" E 25.42 feet to a point on the southwest side of said Liberty Road, thence binding Containing 14.248 acres of land.

Being the property of Randalltown Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, November 17, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County
Oct. 29

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ October 29, 19 81.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ before the _____ day of _____, 19 81, the _____ publication appearing on the _____ day of _____, 19 81.

THE JEFFERSONIAN,
L. L. Smith
Manager.

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
2nd DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest side of Liberty Road, 180' Northwest of Breunbrook Drive
DATE & TIME: Tuesday, October 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit four free standing signs in lieu of the permitted 3 signs with a total square footage of 257 sq. ft. in lieu of the permitted 100 sq. ft.

The Zoning Regulation to be excepted as follows:

Section 412.21 - minimum number and square footage of signs permitted in a business zone.

All that parcel of land in the Second District of Baltimore County Beginning for the same at a point on the southwest side of Liberty Road, and running: (1) S 27° 17' 30" W 80.72 feet, and (2) S 27° 09' 27" W 8.32 feet, and (3) S 25° 34' 46" by a curve to the right with a radius of 180.00 feet, the distance of 180.00 feet, the chord of said arc being S 35° 34' 30" W 51.34 feet, and (4) S 27° 37' 10" E 25.42 feet to a point on the southwest side of said Liberty Road, thence binding Containing 14.248 acres of land.

Being the property of Randalltown Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 13, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County
Sept. 24

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ September 24, 19 81.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ before the _____ day of _____, 19 81, the _____ publication appearing on the _____ day of _____, 19 81.

THE JEFFERSONIAN,
L. L. Smith
Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/14/81 ACCOUNT: 01/662 AMOUNT: \$25.00

RECEIVED FROM: John Cronarty

FOR: Piling Fee for Case #82-99-A (Randalltown Assoc)

25.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 2/12/82 ACCOUNT: 01-662 AMOUNT: \$45.00

RECEIVED FROM: People's Counsel

FOR: Appeal fee for Case #82-99-A (Randalltown Assoc)

45.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

82-99-A
2nd District
SW/S Liberty Rd. 180'
NW of Breunbrook Drive
Randalltown Associates, Petitioners
2 - SIGNS

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11/17/81 ACCOUNT: 01-662 AMOUNT: \$139.50

RECEIVED FROM: John Cronarty

FOR: Piling & Advertising of Case #82-99-A (Randalltown Associates)

139.50 CASH

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR VARIANCE
2nd DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest side of Liberty Road, 180' Northwest of Breunbrook Drive
DATE & TIME: Tuesday, October 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit four free standing signs in lieu of the permitted 3 signs with a total square footage of 257 sq. ft. in lieu of the permitted 100 sq. ft.

The Zoning Regulation to be excepted as follows:

Section 412.21 - minimum number and square footage of signs permitted in a business zone.

All that parcel of land in the Second District of Baltimore County Beginning for the same at a point on the southwest side of Liberty Road, and running: (1) S 27° 17' 30" W 80.72 feet, and (2) S 27° 09' 27" W 8.32 feet, and (3) S 25° 34' 46" by a curve to the right with a radius of 180.00 feet, the distance of 180.00 feet, the chord of said arc being S 35° 34' 30" W 51.34 feet, and (4) S 27° 37' 10" E 25.42 feet to a point on the southwest side of said Liberty Road, thence binding Containing 14.248 acres of land.

Being the property of Randalltown Associates, as shown on plat plan filed with the Zoning Department.

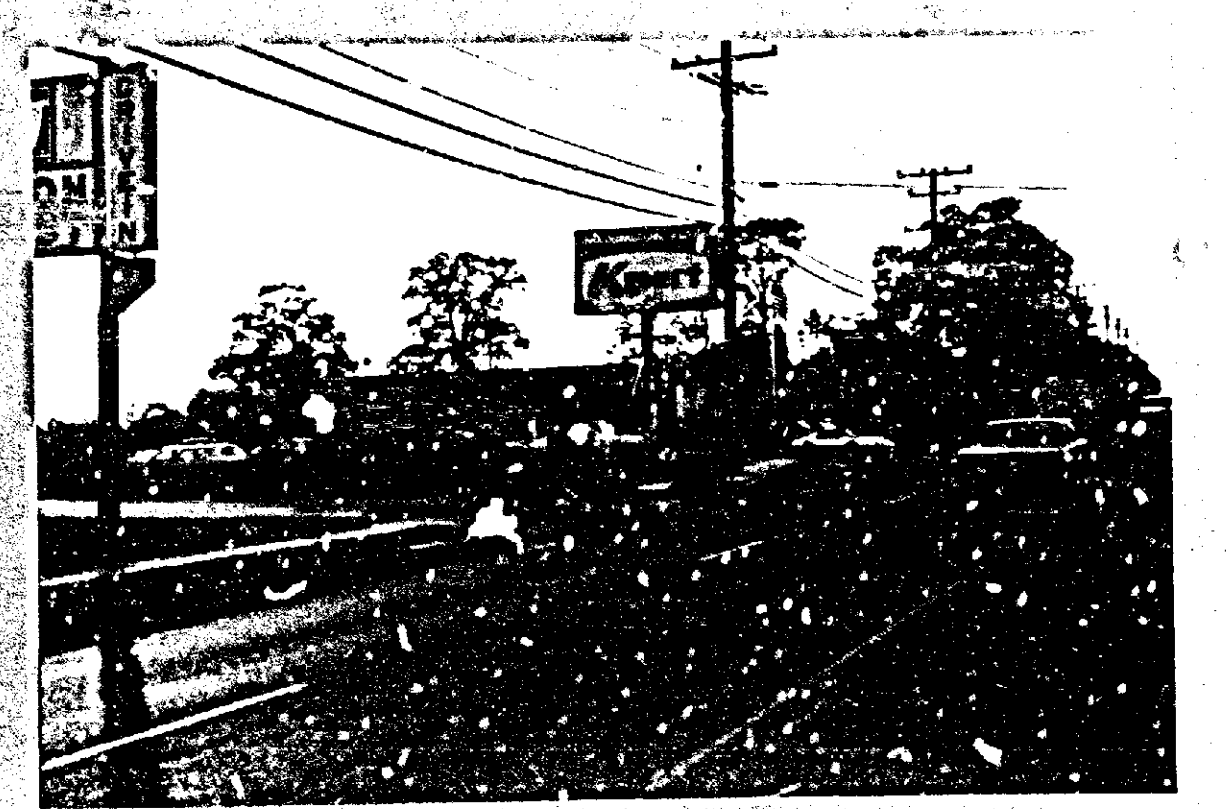
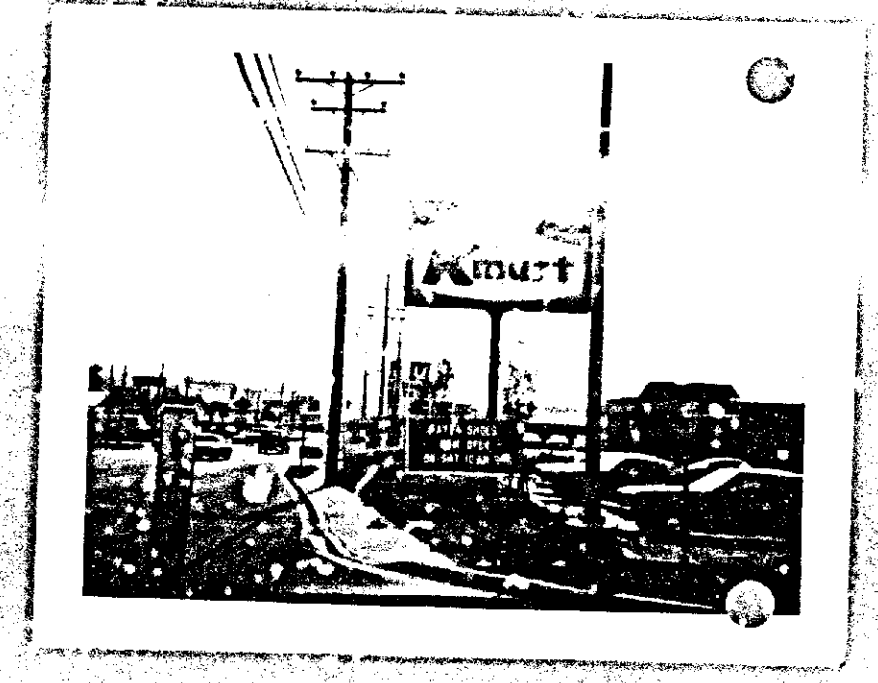
CERTIFICATE OF PUBLICATION
A3204

Pikesville, Md., _____ Sept. 23, 19 81.

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 13th day of Oct. 19 81, the first publication appearing on the 22nd day of Sept. 19 81, the second publication appearing on the _____ day of _____, 19 _____, the third publication appearing on the _____ day of _____, 19 _____.

THE NORTHWEST STAR
M. L. McHenry
Manager

Cost of Advertisement \$17.20



JOB NO. 1	SCALE: 1" = 100'	DRAWN BY: S.W.K.	DATE: 8-9-79
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